
From: planningcomments@highpeak.gov.uk
Sent: 19 August 2024 19:28
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0192 Site Address: Land at Hoghaw Fairfield Buxton Derbyshire Comments
by: Michael Hall
From:

Nunsfield Road
Buxton
Buxton

Phone:

Email:

Submission: Objection

Comments: 1. The land that the proposed housing is to be built on is on a slope that leads directly to a watercourse that is a flood risk. This flooding risk is both very locally, at the bottom of Nunsfield Road where it joins with Lightwood Road. This area flooded badly as recently as 2019. The flooding risk is also further downstream where the increased run-off will join with other streams and rivers. This is particularly negligent as the proposed site is at the start of the watercourse. Increasing the run off at the start of the watercourse will have a far larger detrimental effect downstream.

2. The only access to the proposed site is off Fairfield Road. Fairfield Road is already above the legal limits of pollution. This proposed housing will increase the number of cars on Fairfield Road, especially around school times, as there are no local schools that are easy to walk to nearby. The closest is approximately 1 mile away and involves crossing a very busy (and polluted) road. Most families who would buy a house will drive their children to school, and this will further increase the pollution on Fairfield Road. The council should be looking at ways of reducing the illegal (and dangerous) levels of air pollution on Fairfield Road, not allowing developments through that will increase it.

3. Water infrastructure. The sewage works in Buxton had overflow discharges 168 times in 2022 (and was only reporting for 60% of the year), totalling 1,729 hours of sewage being discharged into the River Wye. That's over 72 days of the year that the sewage treatment plant couldn't handle the amount of sewage and rainwater coming from Buxton. Bear in mind that only 60% of the year was recorded, that means that potentially, for 1/3 of the year that sewage treatment plant was discharging untreated sewage into the River Wye. It's obvious that the sewage treatment plant can't handle the current levels of sewage and water going into it, and that's before all the new houses being built at Harpur Hill. If this proposal goes ahead, then it will increase the pollution of the River Wye as there will not only be more sewage that the treatment plant can't handle, but the water will get there quicker due to the increased runoff from the development as the land won't be able to hold the water. The land downstream is part of the Peak District National Park, we should be doing everything possible to keep the environment as pristine as possible.

4. High Peak Borough Council declared a Climate Emergency in October 2019 with reference to the need to make the area carbon neutral. The ripping up of green spaces, and building houses using concrete, etc is not carbon neutral. I can not see anything in the proposal that states that the development will be carbon neutral, nor that the houses being built will have features like an air source heat pump, triple glazing, etc as such HPBC should be rejecting it as it goes against their aim to work with partners to become carbon neutral.

5. Regarding the carbon neutral, the proposal has two north-south roads both with a single row of houses on. It makes sense, logically and environmentally, for the proposal to be amended to only have one north-south road with houses on both sides. This would make the development greener (less tarmac, more greenery) and less likely to become a raceway for cars.
6. The developer has stated that there will be a space between the existing houses on Nunsfield Road and Glenmoor Road and the new development, yet the space looks to be about 4 metres. To ensure that the new development doesn't appear a continuation of those roads there should be a gap of at least 20 metres.
7. The houses on Nunsfield Road and Glenmoor Road are occupied by elderly, retired people (generally). There is nothing in this proposal about the noise mitigation measures that the developers have in place whilst building. We know that high noise levels can be detrimental to hearing, but high noise levels can have a huge impact on mental health, especially for those who might have sensory issues such as autistic people.
8. There appears to be nothing beneficial being offered for the community by the developer except for houses. No increased infrastructure or environmental benefits being put in to support the community.
9. There is no social housing, directly against HPBC's stated aim of 30% social housing.
10. There are known pollutants on the former tip site, it is likely that building work will disturb the pollutants, causing more harm to downstream areas, particularly in a National Park. There is nothing in the documents to mitigate this risk.
11. The proposed development takes up land outside the Local Plan, without using all the land in the area allotted to the Local Plan. The Local Plan has sufficient capacity for housing requirements for the length of the plan and no land outside of this should be used. Otherwise it makes a mockery of the entire Local Plan and the process that allowed it to come into being.
12. The proposal should be rejected as it is massively detrimental to the environment (flooding, air pollution, water pollution, carbon releases in the immediate construction phase and long term afterwards), which goes against the High Peak Borough Council's declaration of a Climate Emergency, goes against HPBC's social housing policy and is not compliant with the Local Plan.

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